

HOUSE BILL 623

By Jernigan

AN ACT to amend Tennessee Code Annotated, Title 56
and Title 66, relative to sinkholes.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Section 66-5-212, is amended by deleting subsection (c) and substituting:

(c)

(1) In addition to any other disclosure required by this part, the seller shall, prior to entering into a contract with a buyer, disclose in the contract or in writing, including acknowledgment of receipt, the presence of a known sinkhole on the property. The disclosure required by this subdivision (c)(1) applies regardless of whether the sinkhole is indicated through the contour lines on the property's recorded plat map.

(2) As used in this subsection (c), "sinkhole" means a subterranean void created by the dissolution of limestone or dolostone strata resulting from groundwater erosion, causing a surface subsidence of soil, sediment, or rock.

SECTION 2. This act takes effect July 1, 2023, the public welfare requiring it, and applies to conduct occurring on or after that date.